Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	11 Ashwood Avenue, Highett Vic 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,490,000 & $1,590,000

Median sale price

Median price $1,455,000 Property Type House Suburb Highett

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3 Dalmont St HIGHETT 3190	$1,490,000	22/06/2024
2	12 Rose St HIGHETT 3190	$1,540,000	11/05/2024
3	11 Barnet St HIGHETT 3190	$1,540,000	30/04/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 03/10/2024 13:35

11 Ashwood Avenue, Highett Vic 3190

Nick Sinclair
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Property Type:
Divorce/Estate/Family Transfers
Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price
$1,490,000 - $1,590,000
Median House Price
June quarter 2024: $1,455,000

Comparable Properties



3 Dalmont St HIGHETT 3190 (REI/VG)

4 3 2

Price: $1,490,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 610 sqm approx

Agent Comments



12 Rose St HIGHETT 3190 (REI/VG)

4 2 3

Price: $1,540,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 688 sqm approx

Agent Comments



11 Barnet St HIGHETT 3190 (REI/VG)

4 1 3

Price: $1,540,000
Method: Sold Before Auction
Date: 30/04/2024
Property Type: House
Land Size: 718 sqm approx

Agent Comments

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